

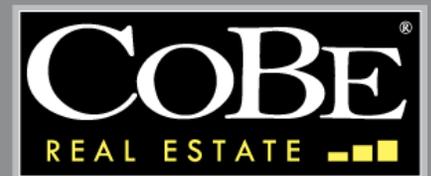


**FOR SALE | MEDICAL/PROFESSIONAL**

## SUN LAKES PROFESSIONAL VILLAGE | GRAY SHELL OFFICE

10450 E Riggs Rd, Ste 105-106, Chandler, AZ 85248

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,100,000 (\$275/SF)
<b>Building Size:</b>	8,017 SF
<b>Available Space:</b>	4,005 SF
<b>Building Class:</b>	A
<b>Zoning:</b>	C-1
<b>Cross Streets:</b>	NEC Alma School & Riggs Rd

## PROPERTY OVERVIEW

Prime 4,005 SF gray shell office available for sale at Sun Lakes Professional Village. The subject property is a contiguous office space composed of units 105-106, situated inside the Sun Lakes master planned community. The site features an excellent location adjacent to Sun Lakes Health Center and Chandler/Gilbert Community College. The property features a well established medical/professional tenant mix. Tenants and visitors enjoy convenient nearby access to I-10, Loop 101 and 202 freeways.

## PROPERTY HIGHLIGHTS

- 4,005 SF **gray shell office** for sale, ideal for medical/professional use
- Building and monument signage available
- Covered parking available
- Institutional (I) occupancy
- Premiere Sun Lakes location
- Located within 3.5 miles of the I-10 Maricopa Fwy

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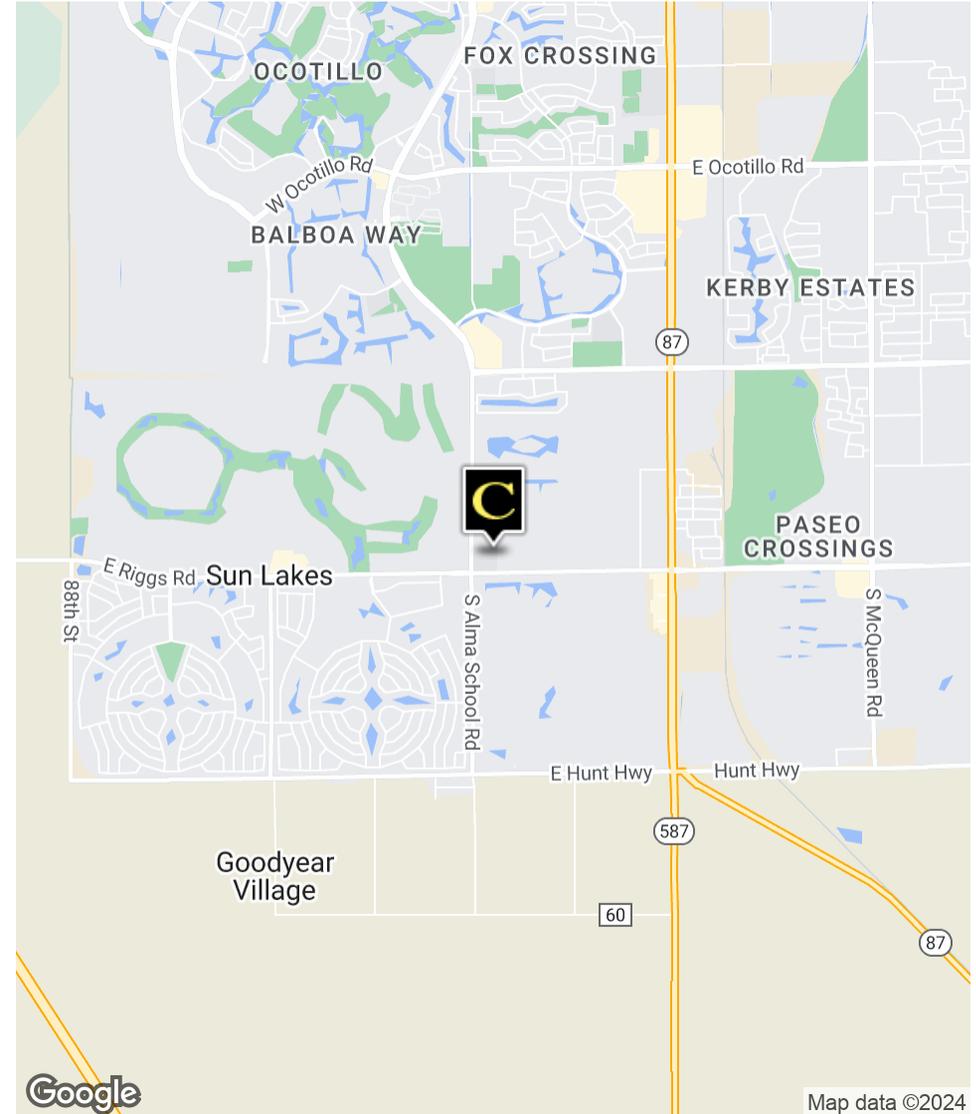
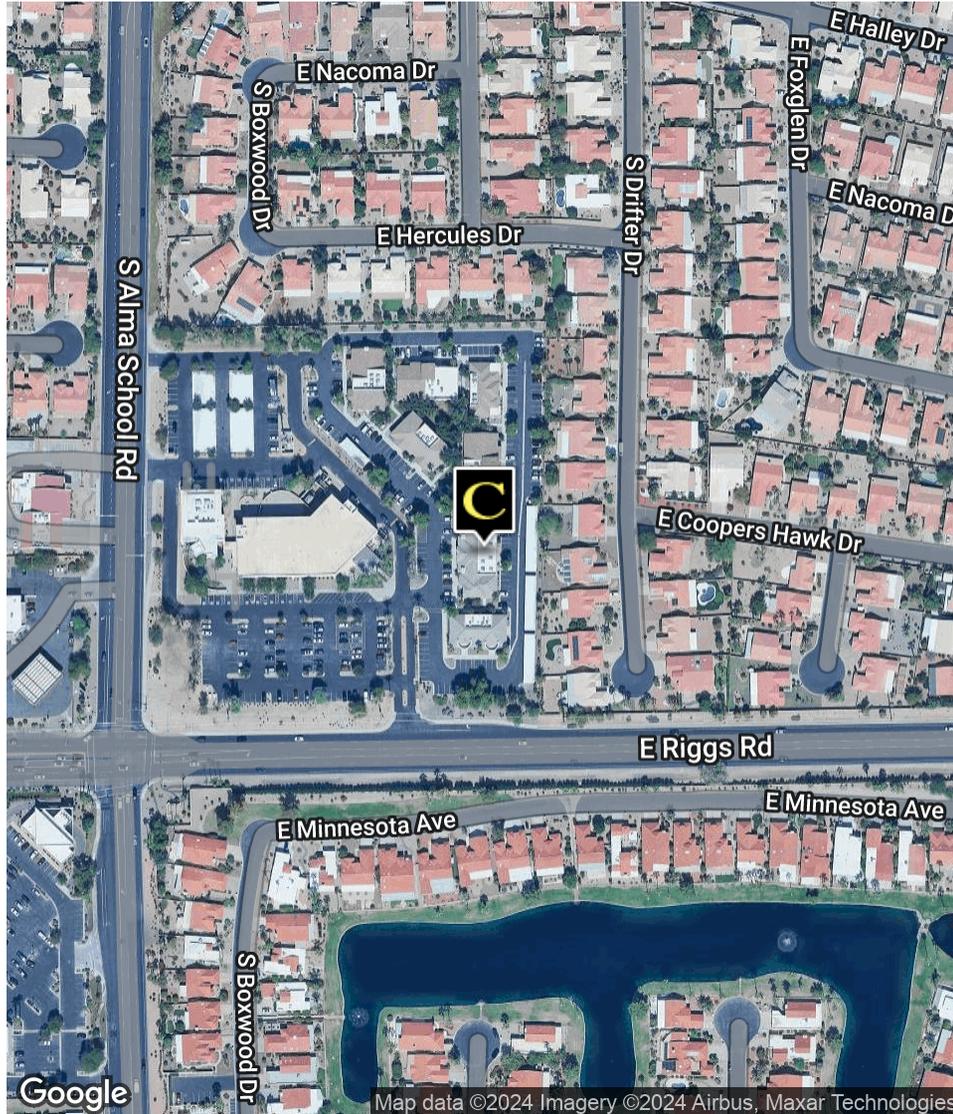
Sale | Medical/Professional

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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	6,262	44,692	92,717
Average age	68.2	50.8	42.6
Average age (Male)	67.8	50.8	42.7
Average age (Female)	68.3	50.9	42.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	3,503	20,286	37,349
# of persons per HH	1.8	2.2	2.5
Average HH income	\$77,293	\$90,508	\$95,194
Average house value	\$319,603	\$375,530	\$374,328

\* Demographic data derived from 2020 ACS - US Census

